

19c

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Director
DATE: February 6, 1969
SUBJECT: BOARD OF APPEAL REFERRALS

129.2
2/6

Re: Petition No. Z-1573
Thomas Dokton
89 Beacon Street, Boston

Petitioner seeks a conditional use permit to change occupancy from a one family dwelling to seven apartments in an Apartment (H-2-65) district. The proposal would violate the code as follows:

Sect. 8-7 A dwelling converted for more families in an Apartment district and which meets one-half the open space and off-street parking requirements is a conditional use .

The property, located on Beacon Street opposite the Public Garden, contains a four-story single family brick structure. The proposed increase in density is undesirable and would intensify the existing traffic congestion in the area.
Recommend denial.

VOTED: That in connection with Petition No. Z-1573, brought by Thomas Dokton, 89 Beacon Street, Boston, for a conditional use permit to change occupancy from a one family dwelling to seven apartments in an Apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. The proposed increase in density is undesirable and would intensify the existing traffic congestion in the area.



89 BEACON ST.
Z-1373
(B.P.)

Re: Petitions Nos. Z-1374-Z-1375
Elmont P. Mickunus
374-376 Savin Hill Avenue, Dorchester

Petitioner seeks four variances to subdivide a lot in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
<u>374 Savin Hill Ave.</u>			
Sect. 14-1	Minimum lot area is insufficient	3000 sf	2530 sf
Sect. 19-1	Side yard is insufficient	10 ft.	0
<u>376 Savin Hill Ave.</u>			
Sect. 14-1	Minimum lot area is insufficient	3000 sf	2530 sf
Sect. 19-1	Side yard is insufficient	10 ft.	0

The property, located on Savin Hill Avenue opposite the intersection of Savin Hill Avenue and Savin Hill Court, contains a two story-two family frame duplex structure. The petitioner proposes to subdivide the property and create two one family units. The proposal is compatible with and would not adversely effect the adjacent properties. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-1374-Z-1375, brought by Elmont P. Mickunus, 374-376 Savin Hill Avenue, Dorchester, for variances of insufficient lot area and side yard to subdivide a lot in a Residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposal is compatible with and would not adversely effect the adjacent properties.



Re: Petition No. Z-1376
Henry P. Blakeslee
40 Montclair Avenue, Roslindale

Petitioner seeks a variance to change occupancy from one to two families in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional dwelling unit is insufficient	3000 sf/du	1613 sf/du

The property, located on Montclair Avenue near the intersection of Montclair Avenue and Sunset Hill Road, contains a 2½ story frame dwelling. The proposed conversion is reasonable and would be consistent with the residential character of this two family neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1376, brought by Henry P. Blakeslee, 40 Montclair Avenue, Roslindale, for a variance of insufficient lot area for additional dwelling unit to change occupancy from one to two families in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposal would be consistent with the residential character of this two family neighborhood.



Re: Petitions Nos. Z-1377-Z-1378
Beineke Corporation
120 Victory Road and
42-44 Blanche Street, Dorchester

Petitioner seeks a non-conforming use permit and eight variances to subdivide a lot and erect a one story addition, and change of occupancy from a bake shop to a lunch room and bake shop in a Single Family (S-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
<u>120 Victory Road</u>			
Sect. 8-7	A restaurant is forbidden in an S-.5 district		
Sect. 14-2	Lot area for additional unit is insufficient	4000 sf/u	860 sf/u
Sect. 15-1	F.A.R. is excessive	0.5	0.6
Sect. 18-4	Front yard is insufficient	30 ft.	0
Sect. 20-1	Rear yard is insufficient	50 ft.	49 ft.
<u>42-44 Blanche Street</u>			
Sect. 13-2	Parking for bake shop not allowed in front yard		
Sect. 15-1	F.A.R. is excessive	0.5	0.6
Sect. 19-1	Side yard is insufficient	12 ft.	5 ft.
Sect. 14-5	Distance between buildings is insufficient	100 ft.	4 ft.

The property, located on Victory Road at the intersection of Victory Road and Blanche Street, near Morrissey Boulevard, contains a one story retail bakery shop. The petitioner proposes to erect a small one story and basement addition to the bakery shop, demolish an existing three family dwelling and subdivide the lot at the rear of 42-44 Blanche Street to provide parking for the proposed lunchroom and bakery shop expansion. The proposed extension of a commercial use into a residential district is incongruous and would have an injurious effect on the adjacent residential properties. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-1377-Z-1378, brought by Beineke Corporation, 120 Victory Road and 42-44 Blanche Street, Dorchester, for variances of excessive floor area ratio, parking not allowed in rear yard, insufficient lot area for additional unit, front, side, rear yards and distance between buildings to subdivide a lot, erect a one story addition, and change of occupancy from a bakery shop to a lunch room and bakery shop in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposed extension of a commercial use into a residential district is incongruous and would have an injurious effect on the adjacent residential properties.

Re: Petition No. Z-1379
Area 12 of Baltimore, Inc.
95 Brookline Avenue, Boston

Petitioner seeks two variances to erect a two story addition to an existing warehouse and office building in a General Business (B-2) and Light Manufacturing (M-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1 Floor area ratio is excessive	2.0	3.5
Sect. 23-1 Off-street parking is insufficient	94 spaces	45 spaces

The property, located on Brookline Avenue at the intersection of Brookline Avenue and Overland Street near Fenway Park, contains a three story brick and concrete structure. The petitioner would erect a two story office addition over the existing three stores. The staff has no objection to the proposed expansion but is opposed to the lack of off-street parking facilities. Brookline Avenue is narrow and congested and the parking deficiency would intensify this critical condition. Recommend approval on condition that the required off-street parking facilities are provided.

VOTED: That in connection with Petition No. Z-1379, brought by Area 12 of Baltimore, Inc., 95 Brookline Avenue, Boston, for variances of excessive floor area ratio and insufficient off-street parking to erect a two story addition to an existing warehouse and office building in a General Business (B-2) and Light Manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval on the condition that the required off-street parking facilities are provided. Brookline Avenue is narrow and congested and the off-street parking deficiency would intensify this critical condition.



RAILROAD

27,944

4488

PARKING AREA

43,403

SALVATION ARMY
SOCIAL SERVICE CENTER
34,838

AVE.

OVERLAND

STREET

29,999

AVENUE

22,112

BROOKLINE

VAN NESS

KILMARNOCK

JERSEY

ST

BOYLSTON

4471

4489

95 BROOKLINE AVE.
Z-1379
(B.P.)

PARKING AREA

34,858

16,173

23,209

32,109

11,349

17,166

5700

5461

2750

14,833

10,046

14,043

35,466

22,471

1222

4020

448

487

135

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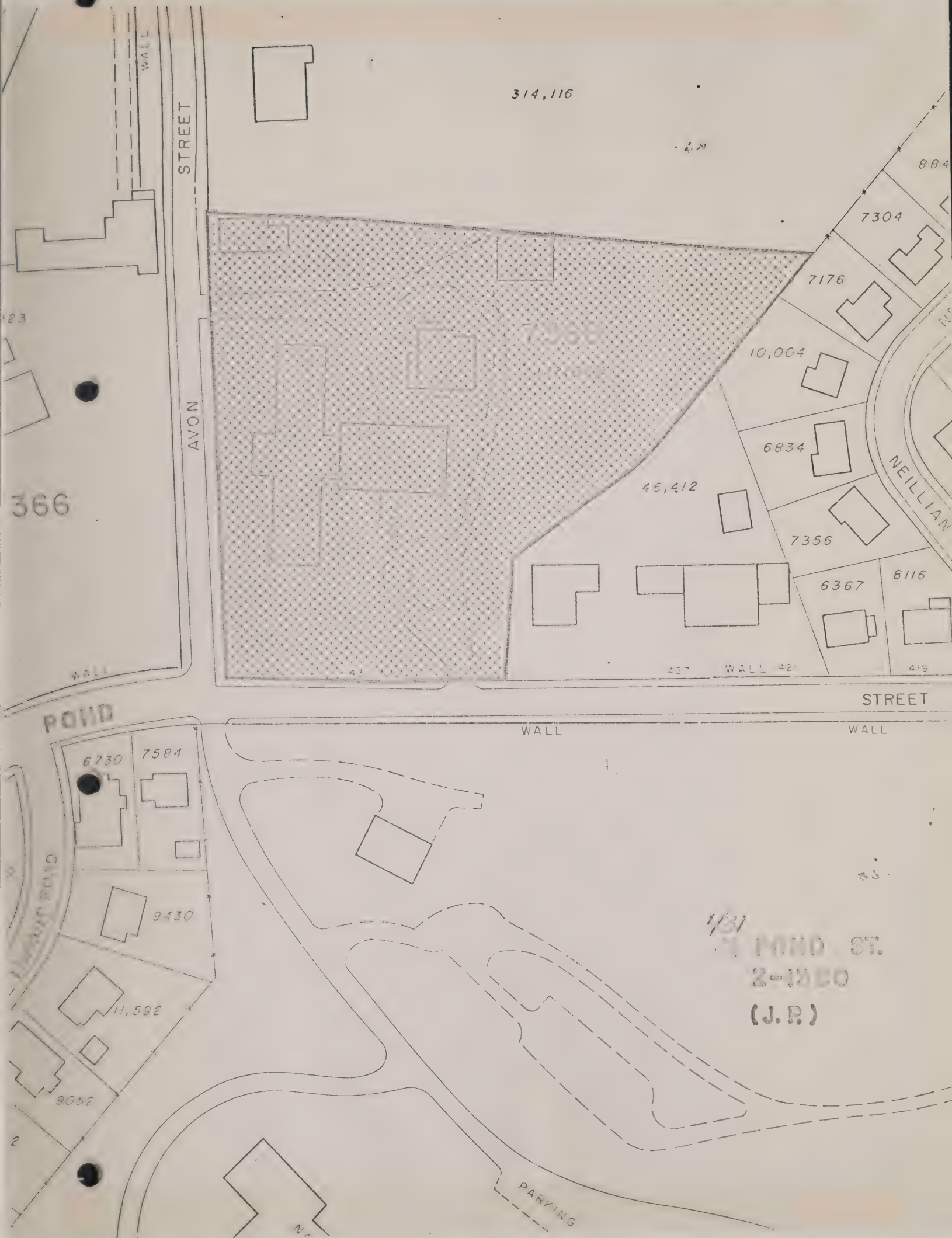
Re: Petition No. Z-1380
Armenian Woman's Welfare Association
431 Pond Street, Jamaica Plain

Petitioner seeks an extension of a non-conforming use and four variances to erect a two story addition to a nursing home in a Single Family (S-.3) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-1	Extension of a non-conforming use requires a Board of Appeal hearing		
Sect. 10-1	Parking not allowed in front yard		
Sect. 14-2	Lot area for additional unit is insufficient	6000 sf/du	1971 sf/du
Sect. 15-1	Floor area ratio is excessive	0.3	0.36
Sect. 23-1	Off-street parking insufficient	53 spaces	52 spaces

The property, located on Pond Street near the intersection of Pond and Avon Streets, contains a two story-62 bed nursing home on a lot of 147,029 square feet. The petitioner proposes to demolish two existing frame structures and erect a two story-80 bed facility at the rear of the existing brick structure. The proposed expansion would create an excessive density and be inappropriate to the residential character of this single family neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1380, brought by Armenian Woman's Welfare Association, 431 Pond Street, Jamaica Plain, for an extension of a non-conforming use and variances of parking not allowed in front yard, insufficient lot area for additional unit, off-street parking and excessive floor area ratio to erect a two story addition to an existing nursing home in a Single Family (S-.3) district, the Boston Redevelopment Authority recommends denial. The proposed expansion would create an excessive density and be inappropriate to the residential character of this single family neighborhood.



314,116

STREET

AVON

366

7304

7176

10,004

6834

46,412

7356

6367

8116

STREET

POUD

6730

7584

9430

11,592

9052

1/31

1000 ST.

2-1850

(J.P.)

PARKING

Re: Petition No. Z-1382
 Deb Realty Trust
 51 Fremont Street, Mattapan

Petitioner seeks a non-conforming use permit and ten variances to erect a three story-31 unit apartment building in a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A multi-family dwelling is Forbidden in an R-.5 district		
Sect. 10-1	Parking is not allowed in front yard		
Sect. 14-1	Lot area is insufficient	2 acres	20,963 sf
Sect. 14-2	Lot area for additional dwelling unit is insufficient	3000 sf/du	0
Sect. 14-3	Lot width is insufficient	200 ft.	99.10 ft.
Sect. 15-1	Floor area ratio is excessive	0.5	1.11
Sect. 16-1	Height of building is excessive	2 stories	3 stories
Sect. 17-1	Usable open space is insufficient	1000 sf/du	196 sf/du
Sect. 18-1	Front yard is insufficient (Fremont St.)	25 ft.	11 ft.
Sect. 19-6	Front yard is insufficient (Delnore Pl.)	25 ft.	11 ft.
Sect. 23-1	Off-street parking is insufficient	31 spaces	26 spaces

The property, located on Fremont Street at the intersection of Fremont Street and Delnore Place, contains 20,963 square feet of vacant land. The excessive floor area ratio and lot area deficiencies represent severe overcrowding of the land. The proposed density is undesirable and would have an injurious effect on the residential properties in this two family neighborhood. Fremont Street is narrow and could not support traffic generated by the proposal. The petitioner has been denied two similar petitions at this location by the Board of Appeal. Recommend denial.

VOTED: That in connection with Petition No. Z-1382, brought by Deb Realty Trust, 51 Fremont Street, Mattapan, for a non-conforming use permit and variances of parking not allowed in front yard, excessive floor area ratio and building height, insufficient lot area, lot area for additional dwelling unit, lot width, open space, front yard and off-street parking to erect a three story-31 unit apartment structure in a Residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed density is undesirable in this two family neighborhood. The excessive floor area ratio and lot area deficiencies represent severe overcrowding of the land. Fremont Street is narrow and could not adequately support traffic generated by the proposed development.

Re: Petition No. Z-1383
Arnold Ginsberg et al
1 Mount Vernon Street, Dorchester

Petitioner seeks a change in a non-conforming use to change occupancy from retail sale of laundry and dry cleaning equipment to warehouse for plumbing supplies, pipe fabrications, and allied uses necessary thereto in an Apartment (H-1) and Local Business (L-1) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a
Board of Appeal hearing.

The property, located on Mount Vernon Street at the intersection of Mt. Vernon and Boston Streets, contains a one story brick structure which is presently vacant. The proposed metal fabrication activity would create a noise hazard and would be incompatible with the adjacent residential area. Recommend denial.

VOTED: That in connection with Petition No. Z-1383, brought by Arnold Ginsberg et al, 1 Mount Vernon Street, Dorchester, for a change in a non-conforming use to change occupancy from retail sale of laundry and dry cleaning equipment to warehouse for plumbing supplies, pipe fabrications and allied uses necessary thereto in an Apartment (H-1) and Local Business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed metal fabrication activity would create a noise hazard and would be incompatible with the adjacent residential area.



Re: Petition No. Z-1384
 Pierre L. DeBourgknecht
 259 Marlborough Street, Boston

Petitioner seeks a variance to change occupancy from a one family dwelling to eight apartments in an Apartment (H-5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-1 Off-street parking insufficient	3 spaces	0

The property, located on Marlborough Street near the intersection of Marlborough and Fairfield Streets, contains a four story brick structure. The proposed increase in occupancy and lack of off-street parking facilities would generate additional traffic problems in this highly congested area. Recommend denial.

VOTED: That in connection with Petition No. Z-1384, brought by Pierre L. DeBourgknecht, 259 Marlborough Street, Boston, for a variance of insufficient off-street parking to change occupancy from one family dwelling to eight apartments in an Apartment (H-5) district, the Boston Redevelopment Authority recommends denial. The proposed increase in occupancy and lack of off-street parking facilities would generate additional traffic problems in this highly congested area.

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FAIRFIELD

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276	2688	274	2670	4915	18	1359	29	1717										
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1272
10,209

VENUE

259 MARLBORGH ST
Z-1384
(B.P.)

AVENUE

COMMONWEALTH

COMMONWEALTH

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C-1

270

12,200

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ALLEY

5.